

February 27, 2007

City of Las Vegas
Development Services Center
731 S. Fourth Street
Las Vegas, NV 89102

**Reference: Request for Variance of Open Space Requirements
Justification Letter
Lake Mead / Rock Springs
APN # 138-22-701-009**

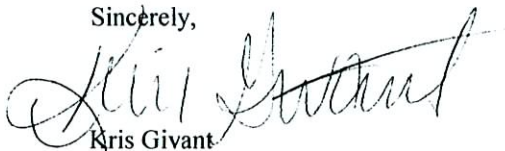
To Whom It May Concern:

On behalf of our client, Centex Homes, we respectfully submit this letter of justification for a Variance of Open Space Requirements for a proposed 65 lot single family project called "Lake Mead / Rock Springs".

At this time we are requesting a variance of the required open space based on our designed plan that provides for 10,288 s.f. of open space where 46,718 s.f. is required which is an approximate 78% reduction in open space requirements. Currently there are four (4) accessible areas which include parks and schools. Woofert Park – CLV is located approximately 1,367 feet from the project site. Edythe & Lloyd Katz Elementary is located approximately 780 feet from the project site. James McMillian Elementary is located approximately 500 feet from the project site and Bettye Wilson Soccer complex is located approximately 1,626 feet from the project site. Although we are now lacking in overall open space for the site we are willing to accept the in-lieu of fee and plan to coordinate with the City of Las Vegas and the Councilman's office in determining a current need for additional amenities. These amenities could be used for parks and/or schools in the surrounding community that may possibly need upgrades to their existing facilities. Centex Homes is committed to working with the City of Las Vegas and the community in providing open space for its project as well as providing for the community at large and respectfully request your approval of our open space variance.

Please place the attached request on the April 12, 2007 Planning Commission agenda. If you have any questions or require additional information, please contact me at 254-1480 (office) or 300-2912 (cell).

Sincerely,



Kris Givant
Project Coordinator

**GPA-20216 ZON-20217
VAR-20219 SDR-20220
04/12/07 PC**